

Smithfield Rd.

Prime Retail Site

9400 Poole Road
Knightdale, NC 27545

Poole Road



CONTACT

Pat Moore
pat@cityplat.com
724.549.5916

CityPlat
www.cityplat.com
919.650.2643

119 SW Maynard Rd
Suite 200
Cary, NC 27511

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The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

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Executive Summary



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Proposed Site Plans

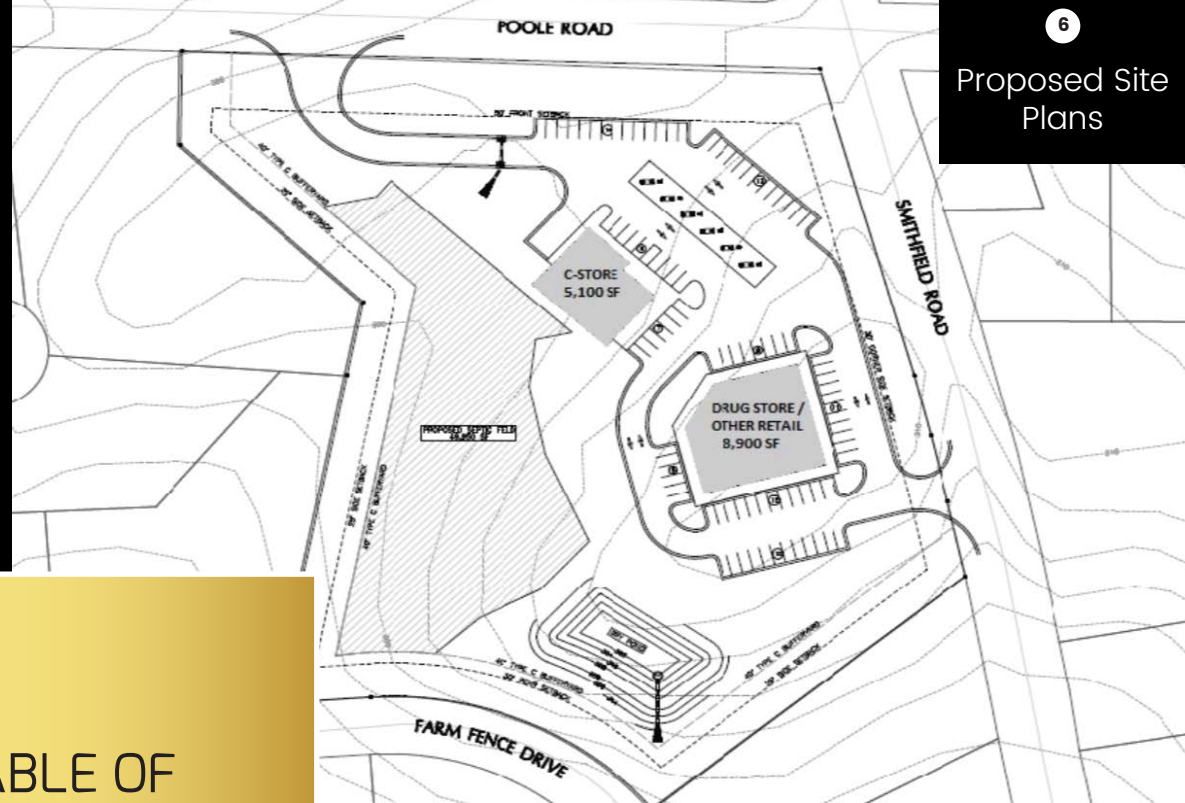
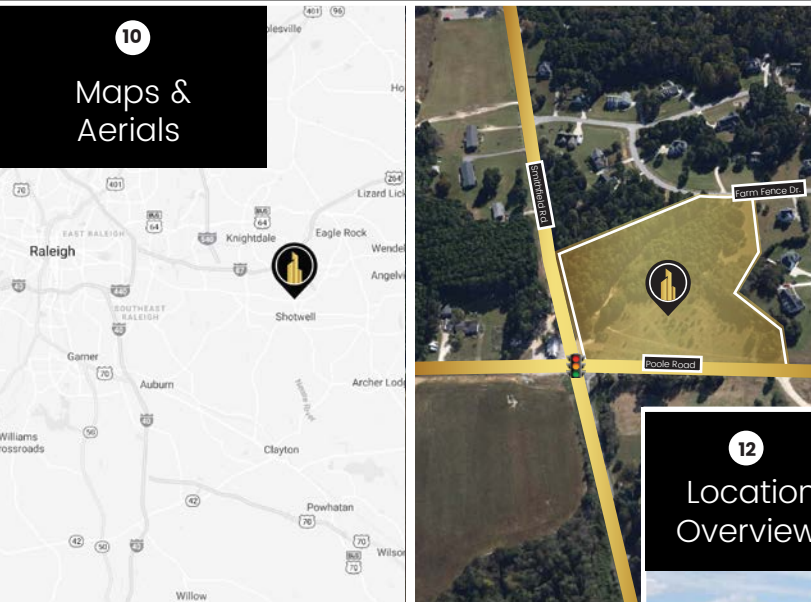


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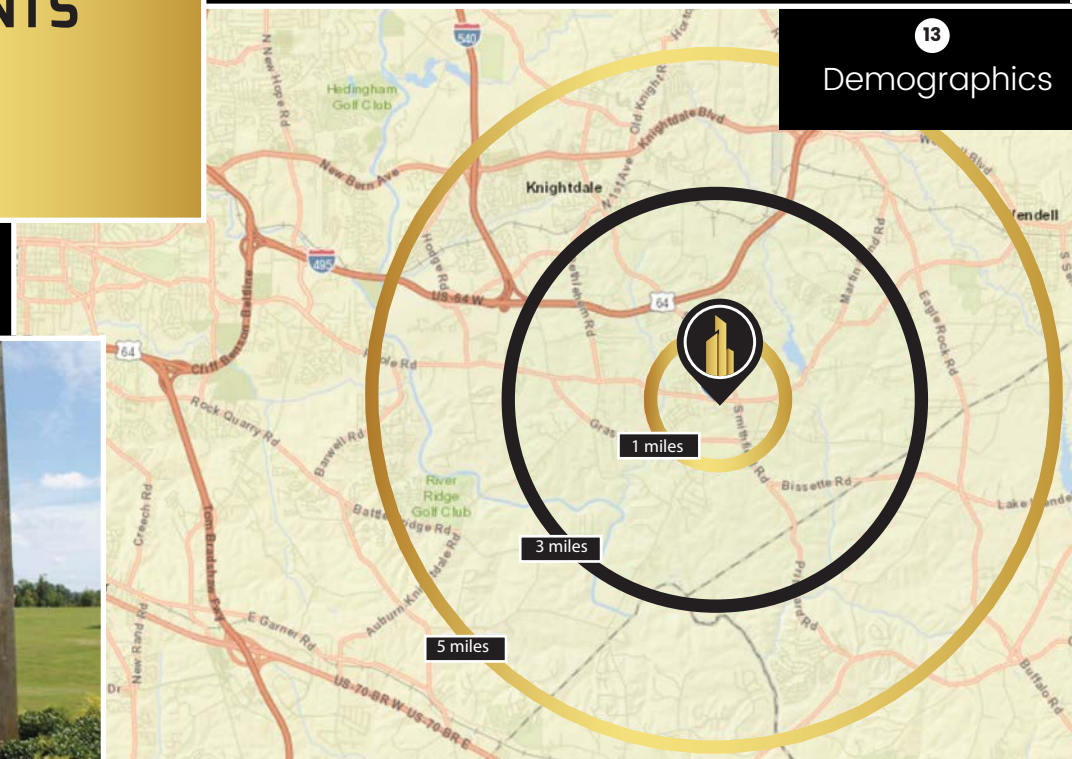
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Maps & Aerials



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Demographics



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Location Overview



An aerial photograph of a suburban neighborhood. The image shows several houses with dark roofs, mostly in shades of grey and blue. The houses are surrounded by lush green trees and grass. A network of roads, including a main road at the bottom and several smaller streets, is visible. The overall scene is a typical suburban landscape.

EXECUTIVE SUMMARY

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CityPlat is pleased to present an outstanding Grocery, C-Store and Pharmacy Site. Consisting of 6.73 acres, this property is at the signalized intersection of Poole and S Smithfield Roads in Knightdale, North Carolina. Smithfield Road is a heavily travelled commuting route between RDU-Triangle employment centers and their bedroom communities in Wake and Johnston Counties. With easy access to US 264 Bypass, I-540 and I-440, this corner site is located in an area of rapid growth in Eastern Wake County. Zoned for General Business, the property is an excellent opportunity for Grocery, C-Store, Pharmacy or any other retail.

KEY OFFERING HIGHLIGHTS

- 6.73 acres Zoned CU-GB (General Business)
- Strong Traffic Counts at Signalized Intersection
 - 24,983 VPD (N/S Smithfield Road)
 - 8,503 VPD (E/W at Poole Road)
- Part of Smithfield/Poole Road Community Activity Center (Wake County Land Use Plan)
- Prime Grocery, C-Store and Pharmacy Site
- Easy Access to US 264, I-540, I-440

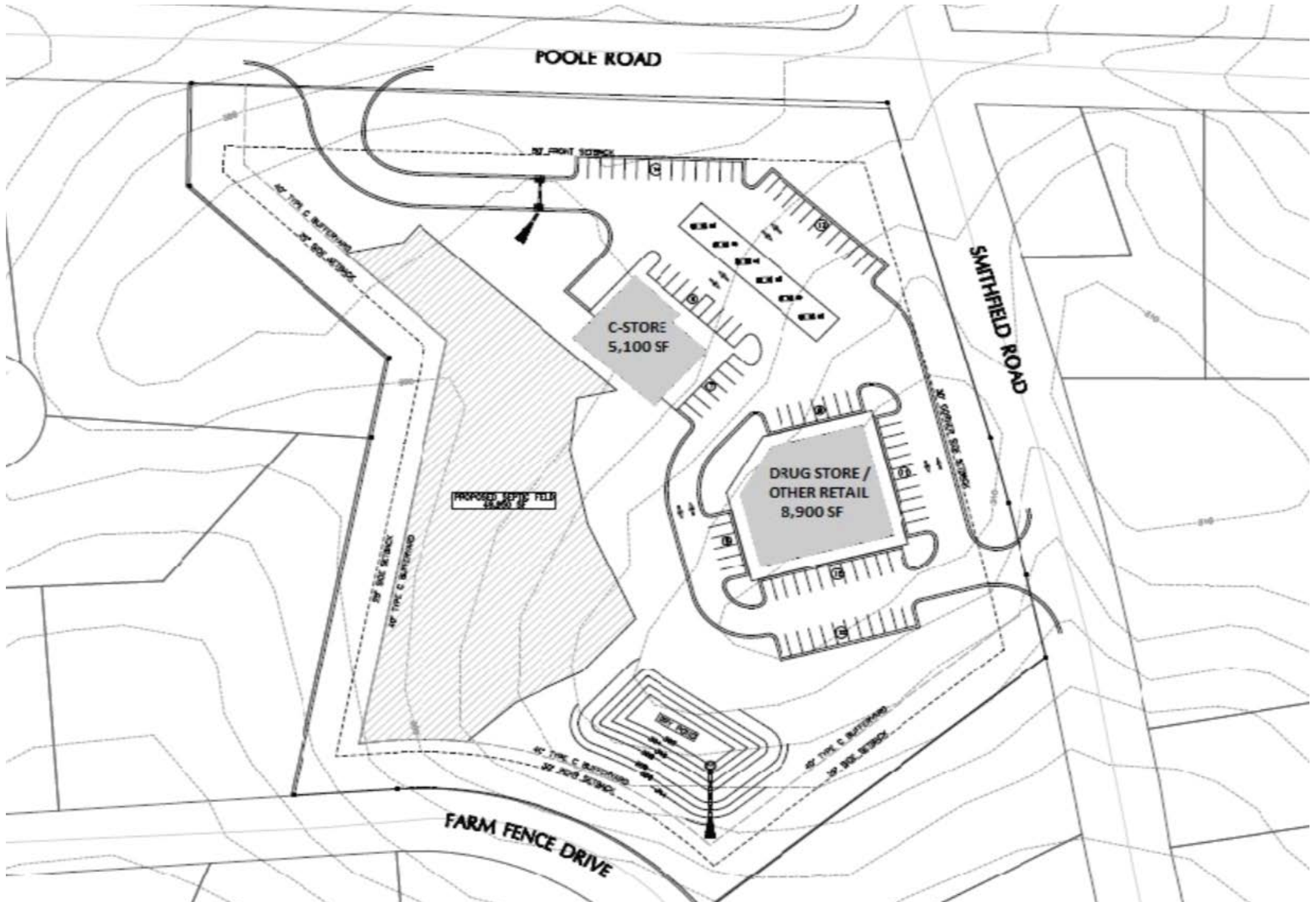
PROPERTY DETAILS

Property Name	Prime Retail Site	Water Proximity	City (Raleigh) along Poole Road Boundary
Address	9400 Poole Road Knightdale NC 27545	Sewer Proximity	1 mile at Poplar Creek inceptor
Lot Size	6.73 ac	Electric and Gas Proximity	At Site
County	Wake	Topography Description	Generally Level
Tax Parcel ID	1762368875	Street Frontage (Poole Rd)	523 Ft
Property Type	Vacant Land	Traffic Count (E/W Poole Rd)	8,503 VPD
Ownership Type	Fee Simple	Street Frontage (S Smithfield)	466 Ft
Zoning	CU-GB	Traffic Count (S Smithfield)	24,983 VPD

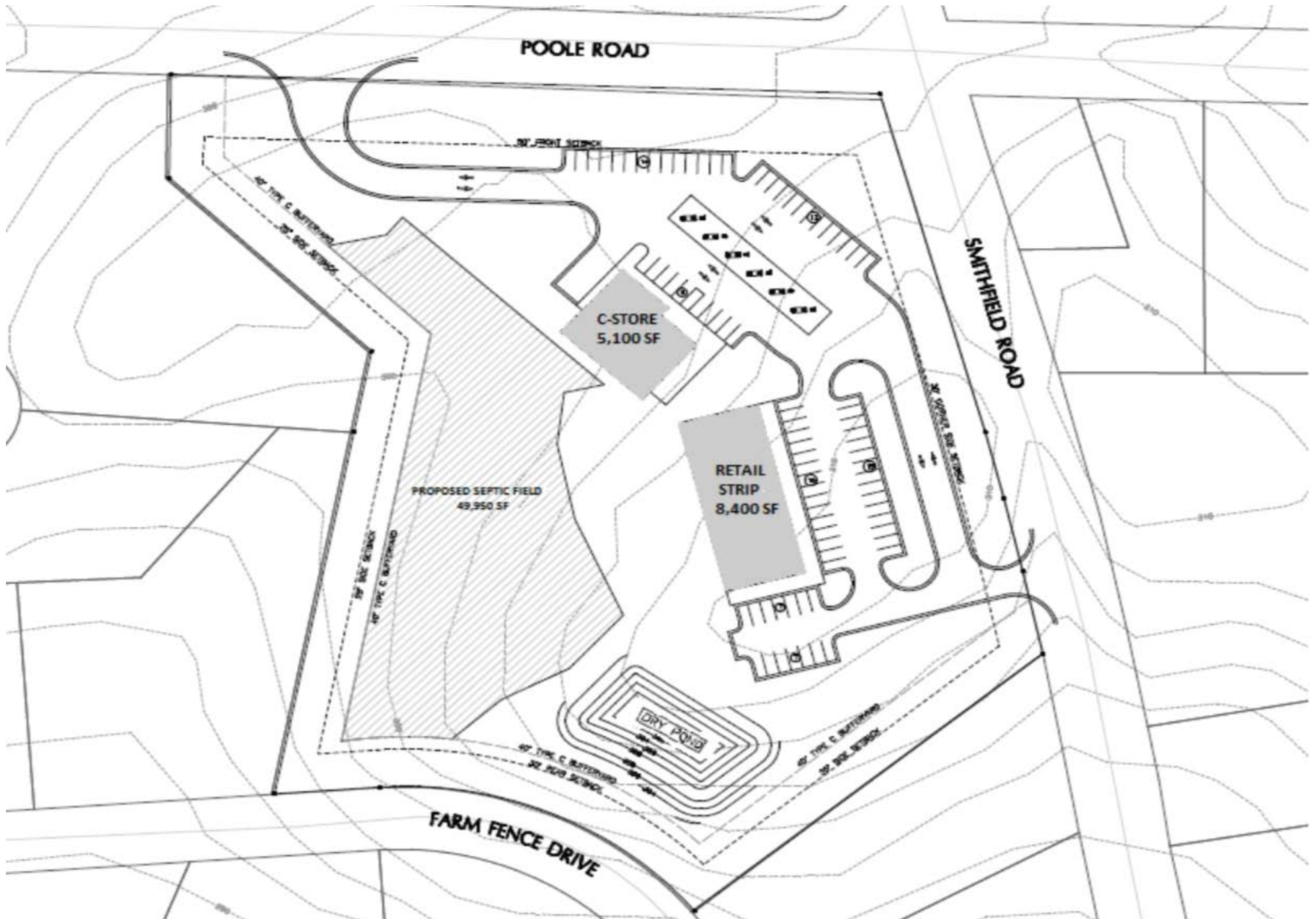
FOR SALE | \$1,350,000

LEASE OR BUILD TO SUIT | Please inquire for pricing

PROPOSED SITE **PLAN A**



PROPOSED SITE **PLAN B**



TOPOGRAPHICAL **MAP**



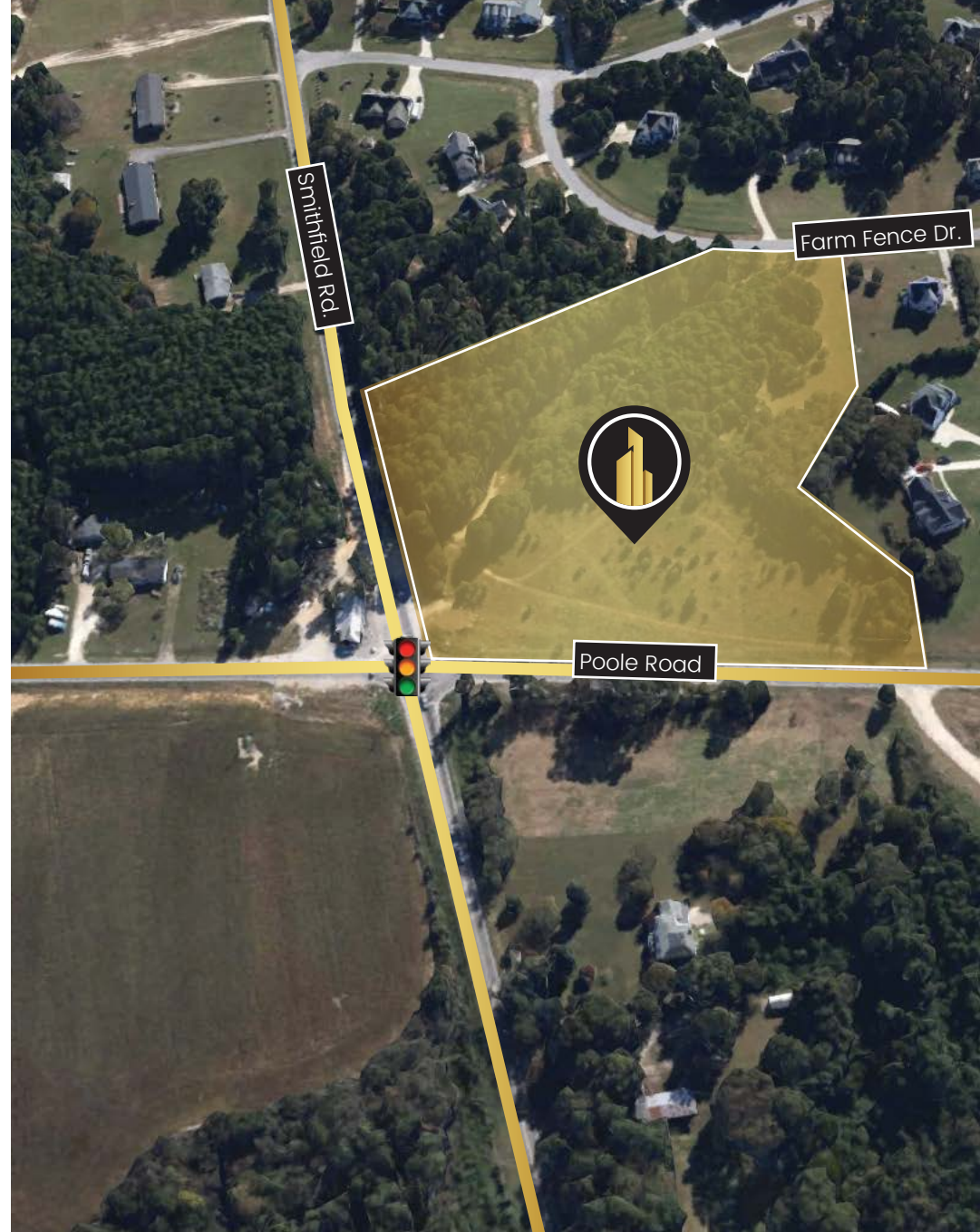
LOCATION OVERVIEW

Smithfield Rd.

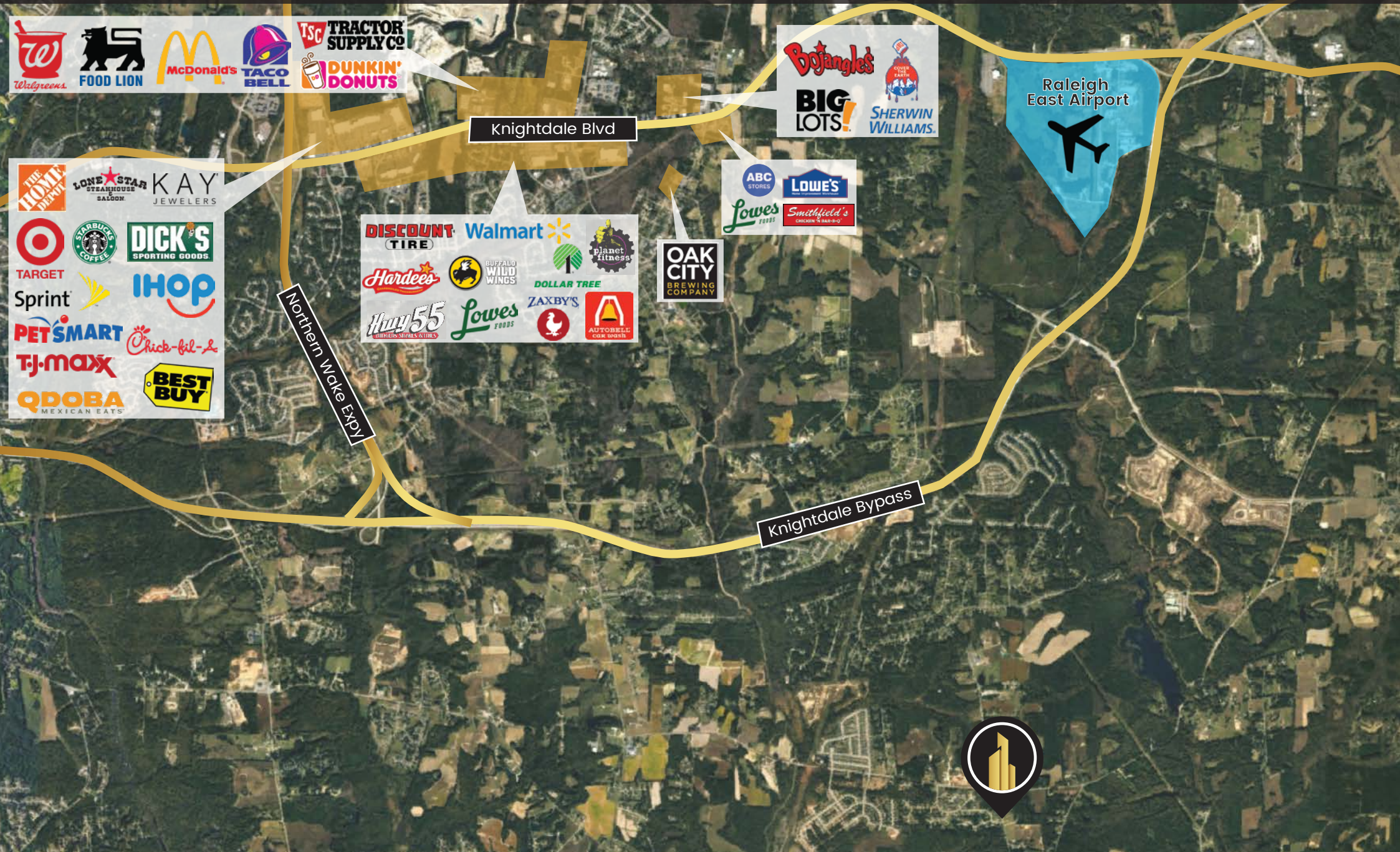


Poole Road

MAPS & AERIALS



MAPS & AERIALS



Walgreens

FOOD LION

McDonald's

TACO BELL

TSC TRACTOR SUPPLY CO

DUNKIN' DONUTS

Bojangles

BIG LOTS

SHERWIN WILLIAMS

THE HOME DEPOT

LONE STAR STEAKHOUSE SALOON

KAY JEWELERS

TARGET

STARBUCKS COFFEE

DICK'S SPORTING GOODS

Sprint

IHOP

PET SMART

Chick-fil-A

TJ-MAXX

QDOBA MEXICAN EATS

BEST BUY

DISCOUNT TIRE

Walmart

planet fitness

Hardee's

BUFFALO WILD WINGS

DOLLAR TREE

Hwy 55

Lowes FOODS

ZAXBY'S

AUTOBELL COOK GOODS

ABC STORES

LOWE'S

Lowes FOODS

Smithfield's CHICKEN & BAK-NG

OAK CITY BREWING COMPANY

Raleigh East Airport

Knightdale Blvd

Northern Wake Expy

Knightdale Bypass



KNIGHTDALE, NC

Knightdale is located in eastern Wake County, just minutes away from Raleigh, North Carolina's state capital. The Town is home to nearly 16,000 residents with a robust transportation system to support our emerging business base. Incorporated in 1927, Knightdale's jurisdiction covers approximately 17.85 square miles. Knightdale is a vibrant and youthful community located in one of the fastest growing regions in the country.

Knightdale offers businesses and residents easy access to the Research Triangle Region by way of I-540 and US Highway 64. Thanks to the designated I-87, the entire eastern seaboard is within reach by way of I-95 (less than 40 minutes away). In addition, RDU International Airport is only a 27 minute drive from Knightdale via I-540.

The Town's commitment to parks, greenways and open space makes it an excellent place to raise a family. Knightdale Station Park is over 70 acres and includes miles of paved trails, a dog park, athletic fields, playgrounds, bathrooms, large picnic shelters, amphitheater and a Veteran's Memorial.

Since 2000, Knightdale has grown by 153%. It is the 10th fastest growing municipality in North Carolina.

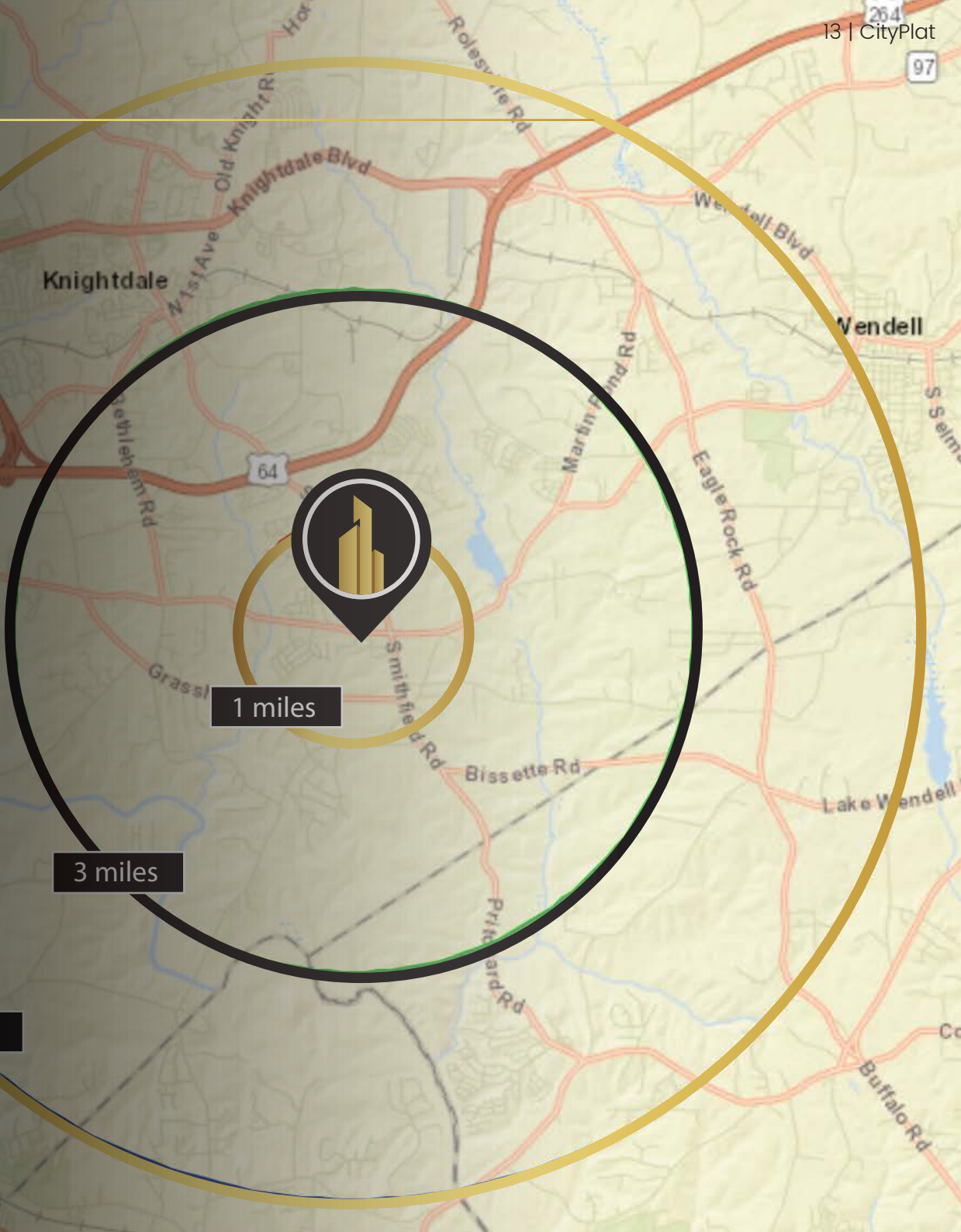
Knightdale is a wonderful place to live, raise a family, work and establish a business. In addition to providing a highly desirable quality of life for every type of business and its workforce, Knightdale an excellent marketplace for businesses and entrepreneurs to offer goods and services of all descriptions.



DEMOGRAPHICS

2018 Summary	1 Mile	3 Miles	5 Miles
Population	2,722	14,288	50,960
Households	890	4,895	17,889
Families	711	3,789	13,222
Average Household Size	3.05	2.92	2.84
Owner Occupied Housing Units	762	4,071	14,020
Renter Occupied Housing Units	128	824	3,869
Median Age	35.7	35.4	35.2
Median Household Income	\$74,380	\$69,145	\$66,759
Average Household Income	\$92,010	\$86,630	\$81,903

2023 Summary	1 Mile	3 Miles	5 Miles
Population	2,980	16,268	58,231
Households	971	5,552	20,363
Families	774	4,283	14,989
Average Household Size	3.07	2.93	2.85
Owner Occupied Housing Units	844	4,722	16,331
Renter Occupied Housing Units	127	830	4,032
Median Age	34.5	34.9	34.5
Median Household Income	\$82,101	\$77,439	\$75,576
Average Household Income	\$103,490	\$98,074	\$92,825



CITYPLAT

COMMERCIAL REAL ESTATE

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